



## **Notice of Intent to Issue a Request for Qualifications**

### **GEORGIA DEPARTMENT OF TRANSPORTATION**

**Project:** Downtown Multi-Modal Passenger Terminal (the "Project")

#### **Project Description and Scope of Work:**

The Georgia Department of Transportation ("GDOT") in cooperation with a group of stakeholders<sup>1</sup> is procuring a Master Developer through its Public-Private Partnership (P3) program to oversee the design and implementation of the Project. The selection of the Master Developer will be through a two phase procurement process that includes both a Request for Qualifications (RFQ) and a Request for Proposals (RFP). The RFP would be issued to only the most qualified proposers.

Long-range planning visions for the Atlanta Region include the implementation of a multi-modal transit system hub in downtown. The proposed site for the Project, known as the "Gulch," extends roughly from Peters Street on the south to Marietta Street on the North, from Forsyth Street on the East to Techwood/Centennial Olympic Park Drive to the West and includes the Five Points MARTA station, an area of approximately 62 acres. More specific definition of the site and development boundaries will be determined in pre-development activities by the Master Developer. This location will connect existing and proposed transportation networks, including the existing MARTA rail and bus systems, the regional express bus systems, the Interstate Highway System in Georgia, and the Georgia railroad network. Current facilities in Atlanta for intercity rail, intercity bus and local/regional transit are inadequate, poorly connected and capacity constrained. The purpose of the Project is to replace these inadequate and disconnected transportation facilities, connect modes of transportation, increase transit ridership and facilitate and accommodate future transportation investments and economic development.

It is the intent of GDOT, on behalf of the stakeholders, to enter into a Master Development Agreement that will utilize the professional expertise and resources of the Master Developer to assist in the definition and ultimate design, construction and property management of the Project in order to fulfill two critical objectives:

- Phased realization of a fully integrated multi-modal transportation center incorporating current requirements and future needs, as defined through performance specifications developed by the stakeholders' Technical Committee; and
- Phased realization of ancillary uses such as commercial and retail development, housing, open space and civic functions as generally described in various Central

---

<sup>1</sup> MMPT's primary stakeholders include: GDOT, the City of Atlanta, Metropolitan Atlanta Rapid Transit Authority (MARTA), Central Atlanta Progress/Atlanta Downtown Improvement District, Georgia Regional Transportation Authority (GRTA), and the Atlanta Regional Commission. The MMPT's secondary stakeholders include express bus agencies, property owners, freight and passenger railroads, and others.

Atlanta Progress publications regarding the Green Line vision plan for the MMPT site and adjacent areas. The Green Line plan estimates at least 4 million square feet of development could be built in the area immediately surrounding the MMPT.

Initially, planning, environmental, design and transportation studies will be required to advance the Project through the funding approval and development entitlement processes. As these efforts proceed into implementation, the Master Developer may be expected to assume equity risk for the design, construction, leasing and property management of development associated with the MMPT. However, the first phase of work under the Master Development Agreement will be approached as a professional services contract, funded primarily from public sources, seeking site planning and design, rail and bus systems planning and engineering, legal expertise, financial planning, technical support for environmental studies to be performed by GDOT, and community relations services from the Master Developer and a team of subcontractors. The Master Developer team will have demonstrated experience in delivering complex, mixed-use projects that are integrated with active transportation facilities.

**Notice of Intent to Issue:**

GDOT intends to issue the Request for Qualifications ("RFQ") on September 24, 2010. The RFQ will be issued as the first phase in the request for proposals process pursuant to O.C.G.A. §32-3-80(A)(2). The RFQ will be posted on the Department of Administrative Services website <http://ssl.doas.state.ga.us/PRSapp/PublicBidDisplay> and the Project website at [www.georgiaP3.com/mmpt](http://www.georgiaP3.com/mmpt).

**Qualification Requirements:**

- Set forth in the RFQ

**Anticipated Schedule:\***

RFQ Issuance Date:	September 24, 2010
Pre-Statement of Qualifications Workshop	October 14, 2010 (10:00 a.m. EST)
Statement of Qualifications Due Date:	December 3, 2010 (2:00 p.m. EST)
Shortlist Selection Date:	January 31, 2011

\*GDOT reserves the right to modify this schedule at any time in its sole discretion.

**Contact Information:**

Georgia Department of Transportation  
Division of Public Private Partnerships  
600 West Peachtree Street  
Atlanta, GA 30308  
Attn: Chip Meeks  
(404) 631-1300  
(404) 631-1844 (fax)  
[GeorgiaP3MMPT@dot.ga.gov](mailto:GeorgiaP3MMPT@dot.ga.gov)